

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING MAY 4, 1994 7:30 P.M.
BOARD ROOM 261 W. DANA STREET, SUITE 100 NIPOMO, CA

BOARD MEMBERS

DAVID MANRIQUEZ, PRESIDENT
STEVEN SMALL, VICE PRESIDENT
KATHLEEN FAIRBANKS
ALEX MENDOZA
GORDON GRACIA

MANAGER

DOUGLAS JONES
SECRETARY TO THE BOARD
DONNA JOHNSON
GENERAL COUNSEL
JON SEITZ

CALL TO ORDER AND FLAG SALUTE

Vice President Small called the meeting to order at 7:35 p.m. and led the flag salute.

ROLL CALL

At roll call Board members present were Directors Small, Mendoza, and Gracia. Members absent were Directors Manriquez and Fairbanks.

APPROVAL OF MINUTES

1. REGULAR MEETING OF APRIL 20, 1994
Upon motion of Director Mendoza and seconded by Director Gracia, the Board approved the minutes of the April 20, 1994 Regular Meeting.

President Manriquez arrived at 7:40 p.m. and took control of the meeting.

BOARD ADMINISTRATION

2. CYPRESS RIDGE DEVELOPMENT
Developer/General Partner of Cypress Ridge Dennis Sullivan made a presentation concerning a 386 acre property proposed to be developed into 386 single family homes and a golf course. He is looking to this District to provide the operation and maintenance of water and wastewater for this development. Partner Mitch Walker spoke next to present more information. Engineer for the project is John Wallace & Associates. Tim Cleath is doing studies concerning effect on the environment in the area. Kennedy-Jinks is doing design work on sewage treatment plant and disposal. It will be similar to Black Lake Golf Course. Developer owns the ground water rights and will require rights to effluent. The effluent will be used to irrigate part of the golf course. Current zoning is suburban residential. Developer would prefer are

the District to operate the system than have a mutual water company or use the rural water company or forming their own Service District. Director Manriquez would like to see the Cleath Report. Director Small would like to see Bookman-Edmondston study and to continue study on annexation policy. Director Mendoza is interested in being involved to help control water rights. Directors would like Cleath's water study made available to Bookman-Edmondston.

3. ANNEXATION FEES FOR SUMMIT STATION AREA

Mr. Seitz explained the staff report. The purpose of District Annexation fees is established by Resolution Number 28 which recognizes both the tangible and intangible benefits of being annexed to the District. The intangible benefits are the rights to participate in the governmental decision-making process of the District that affects individuals and property within the District. Annexed property has a potential for future District Services (latent powers) as authorized by the Government Code. The Tangible benefits include the immediate availability of District Services (including staff), capital improvements and public works to serve the property. Annexation fees are exacted in recognition of these benefits and to defray staff time in processing annexations. District Ordinance 78-27 establishes a \$500.00 per acre or per parcel less than one acre. Some inequities: No further subdivisions, less demand on District resources, improvements constructed by property owners. Staff will prepare an in lieu Assessment ordinance to catch nil-assessment parcels. The 3 issues would be

1. Underlying lot splits
2. Land use change through County
3. Outside District next to facilities

Mr. Seitz recommended a straw vote to consider a resolution concerning the inequities of the annexation fees in relation to the Summit Station Area. If the Board makes that determination, it would apply a \$500.00 per parcel annexation charge based on buildable parcels as currently authorized by the San Luis Obispo County General Plan. Upon motion of Director Gracia and seconded by Director Mendoza, the majority of the Board decided

to consider a resolution especially for Summit Station declaring the inequities of Ordinance 78-27. Upon the motion of Director Gracia and seconded by Director Mendoza, the majority of the Board decided to consider the resolution to include the \$500.00 fee per parcel for the Summit Station area. Board directed staff to set up Public Hearing for June 15, 1994 to consider adoption of a resolution setting annexation fees for Summit Station Area.

4. DISPOSAL OF SURPLUS EQUIPMENT

Upon motion of Director Gracia and seconded by Director Mendoza, the Board unanimously decided to declare the following equipment as surplus material and to be disposed of by staff in the appropriate manner.

1. Lincoln Welder, Model # TM 650/650, Serial # 242163
2. 2" Booster pump with 30 HP motor, Model #1638-00-867, Serial # 50BC02
3. 60HP Yaskawa Motor, Model # BSUK-01, Serial # 007505502
4. 50 HP Hollow Shaft Pump Motor, Motor # (RV) A364UPH, Serial #3980901

5. MANAGER'S REPORT

- o Notice from LAFCO of PUBLIC HEARING DECLARING ITS INTENTION TO ADOPT RULES AND REGULATIONS AFFECTING THE FUNCTIONS OF SPECIAL DISTRICTS AND FOR REPRESENTATION OF INDEPENDENT SPECIAL DISTRICTS UPON THE COMMISSION Meeting May 19, 1994 at 9:00 a.m.
- o San Luis Obispo Special District Association to meet at 7:00 p.m. June 6 at SLO Library.
- o Filing date for grant from State for a collector system was May 1, 1994. Mr. Jones completed application for funding of Southland area.

LAND DEVELOPMENT

6. TRACT 1692, REQUEST FOR SERVICES

Bonita Homes requesting an Intent-to-Serve letter for the remaining 28 lots of Tract 1692, a 56 lot subdivision. Director Small moved to approve the issuance of an Intent-to-Serve subject to the following conditions:

1. All water and sewer system fees be paid as per ordinances.
2. No additional meters be set until the District accepts the Grande sewer line.

MINUTES
MAY 4, 1994
PAGE FOUR

3. Reproducible "As-Built" plans of the Grande sewer line and Tract 1692 be submitted to the District.
4. First 28 lots must be paid in full.

Director Mendoza seconded the motion. Board passed unanimously.

FINANCIAL REPORT

7. APPROVAL OF WARRANTS
Upon motion of Director Small and seconded by Director Mendoza the Board unanimously approved the warrants of May 4, 1994
8. PROPOSED 1994-95 FISCAL YEAR BUDGET
The proposed budget for Fiscal year 1994-95 was given to each Board member to study. A Study session was set for May 25, 1994.

OTHER BUSINESS

9. DIRECTORS COMMENTS
10. PUBLIC COMMENTS

ADJOURN

The meeting was adjourned at 9:50 p.m.

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